

Billings County Planning and Zoning Committee

June 14th, 2012

10:00 A.M.

Members present: John Tczap, Anita Kessel, Don Heiser, Paul Krush, and Cathy Cerkoney.

Members absent: Jim Arthaud, Connie Kasian.

Others Present: Marcia Lamb, Joe Vesey, Jimmy & Mary Anderson, Rick Duval, Dean Rau, Stephanie Klym, Alan Bjornson, Patrick Marx, David Perez, Anthony Stoup, Kurt Kordon, Terry Gregory, Diane Harker, Bill Engen, Dwayne Shypkoski, Sarah Boltz, James Odermann, Donna Adams, Perry Redmond.

John Tczap called the meeting to order. Don Heiser moved to approve the minutes of May 31st, 2012. Anita Kessel seconded. All voted aye.

Alan Bjornson: Application for a conditional use permit to place a manufactured home on an existing home site at 14967 Dutchmans Rd SW. The property is a 41 acre tract in the SE1/4 6-139-102 and zoned agricultural. Application was tabled until the end of the meeting for more information.

Dwayne Shypkoski: Request to build a 60'X 140' pole building and two hoop-frame buildings for manufacturing wattles on a 5 acre tract in the SW1/4 25-139-100. Property is zoned agricultural. Stacey Swanson informed the board that conditional use is permitted under agricultural zoning. Application was changed to reflect this request. Anita Kessel made motion to approve the amended application conditional upon Southwest District Health Unit sewer and water permits being approved and upon Dwayne working with Jeff Iverson, the road foreman, on a suitable approach. Paul Krush seconded. All voted aye.

Joe Vesey: Request to rezone 5 acres in the SE1/4 13-144-100 from Agricultural to Recreational. Conditional use permit for a 10-unit primitive campground. There will be no sewer or water. Don Heiser made a motion to approve application conditional upon State of ND campground requirements being met and license being issued, 911 markers for each camping spot (suggested reflective signs so that they can easily be found in an emergency), dumpsters for trash being provided, and a more thorough drawing, including spacing between camping spots & lots. Paul Krush seconded. All voted aye.

Jimmy & Mary Anderson: Request to build a residence on a 5 acre tract in the SW1/4SW1/4 13-139-100. Water and sewer applications were approved by Southwest District Health Unit. Approach for home has been approved by the road foreman. Anita Kessel made a motion to approve. Don Heiser seconded. All voted aye.

Eclipse Energy Services: Conditional use permit to mine scoria and operate a rock quarry in Sections 27, 33, & 34 137-100. Property is zoned agricultural and owned by Rocky & Darlene Fritz. Anita made a motion to approve application. Don Heiser seconded. All voted aye.

Cody Eaton, JCB Trucking: Application for an 8' X 14' sign on a tract in the SE1/4SE1/4 10-142-99 (South Fairfield). Also included is a variance to allow up to 30' for the height of the sign and locate the sign by Club 85 which is within the 250' setback from Hwy 85. Property is zoned commercial and currently owned by Skyward Trend, LLC. Don Heiser made a motion to approve. Anita Kessel seconded. All voted aye.

Alan Bjornson: Application for a conditional use permit to place a manufactured home on an existing home site at 14967 Dutchmans Rd SW. The property is a 41 acre tract in the SE1/4 6-139-102 and zoned agricultural. Don Heiser made a motion to approve application conditional upon Southwest District Health Unit sewer and water permits being approved. Anita Kessel seconded. All voted aye.

Old Business:

Rick Duval, of ADB Development, LLC: Final Plat Review for Frank's Creek Subdivision in the E1/2E1/2NW1/4 22-141-99. 30 residential tracts are proposed ranging in size from 1.0 acre to 2.16 acres. Property is currently owned by William & Edna Engen. Plat maps were provided for review. Discussion ensued regarding minimum road specs, dedication of public land, emergency services access. Don Heiser made a motion to approve final plat conditional upon the Billings County Commissioners making the decisions regarding the size of the road, surfacing, and whether it must be built prior to lots being sold, determination of dedication of public park or payments in lieu, also conditioned upon letter from SW District Health or State Health Department approving the adequacy of lot sizes for sewer and water for all 30 lots. Paul Krush seconded. All voted aye.

Patrick Marx: Application to rezone approximately 40 acres in the SW1/4 of 15-143-99 from Agricultural to Industrial. Also proposed is a conditional use permit for a drilling mud recycling plant operated by R360 Environmental Solutions Incorporated. Discussion ensued regarding process & grading of property to be sure of no drainage issues. Public concerns were heard regarding potential bottlenecked traffic and air emissions. Application was tabled by the board until DOT approves an exit approach onto Hwy 85.

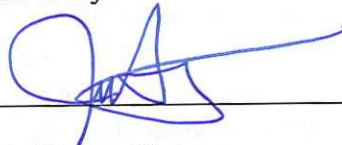
Cathy Cerkoney joined the meeting at 12:43.

Alan Bjornson: Application for a conditional use permit to place a manufactured home on an existing home site at 14967 Dutchmans Rd SW. The property is a 41 acre tract in the SE1/4 6-139-102 and zoned agricultural. Don Heiser made a motion to approve application conditional upon Southwest District Health Unit sewer and water permits being approved. Anita Kessel seconded. All voted aye.

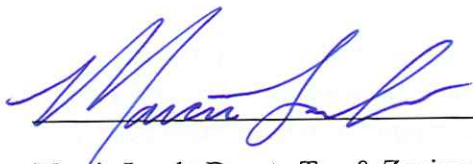
Brad Skachenko: Request to amend a permit from 2011 to build a 40'X80' storage building for residents of the Boots campground on a 5.3 acre tract in the SE1/4SE1/4 34-140-102. Cathy Cerkoney made a motion to approve conditional upon no living quarters in the building, no sewer and no truck washing, only horse washing area. Paul Krush seconded. All voted aye.

A potential zoning violation was discussed and Stacey Swanson was directed to send a letter.

With there being no further business, Anita motioned to adjourn at 1:05 P.M. Don Heiser seconded. All voted aye.



John Tczap, Chairman



Marcia Lamb, Deputy Tax & Zoning Director